

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

PHA Plans

Annual Plan for Fiscal Year 2004

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

PHA Plan Agency Identification

PHA Name: Housing Authority of the City of Greenville, SC

PHA Number: SC004

PHA Fiscal Year Beginning: (mm/yyyy) 01/2004

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☐ PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- ☒ Main administrative office of the PHA
- ☒ PHA development management offices
- ☐ PHA local offices
- ☐ Main administrative office of the local government
- ☐ Main administrative office of the County government
- ☐ Main administrative office of the State government
- ☐ Public library
- ☐ PHA website
- ☒ Other (list below)
- ☐ Annex to main administrative offices

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- ☒ Main business office of the PHA
- ☐ PHA development management offices
- ☐ Other (list below)

Annual PHA Plan
PHA Fiscal Year 2004
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

☐ **Standard Plan**

Streamlined Plan:

- ☒ **High Performing PHA**
☐ **Small Agency (<250 Public Housing Units)**
☐ **Administering Section 8 Only**

☐ **Troubled Agency Plan**

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

This plan has been prepared in compliance with regulations and in consultation with the Resident Advisory Council. Included in this plan is a profile of the community's housing needs, the agency's policies, details of how the operations of the agency are set forth, including any discretionary practices by current law, and the financial condition. Major initiatives in this plan include:

- ⌚ Seek funding for the demolition and rebuilding of 348 units through the HOPE VI program, supplemented by capital improvements through the Capital Fund Program.
- ⌚ Establish a Homeownership Program.
- ⌚ Begin construction on Phase II of the Arcadia Hills HOPE VI project.
- ⌚ Applying for additional funding for the Section 8 Housing Choice voucher program, as funding becomes available.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- ☒ Admissions Policy for Deconcentration
- ☒ FY 2004 Capital Fund Program Annual Statement
- ☐ Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- ☐ PHA Management Organizational Chart
- ☐ FY 2004 Capital Fund Program 5-Year Action Plan
- ☐ Public Housing Drug Elimination Program (PHDEP) Plan
- ☐ Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- ☒ Other (List below, providing each attachment name)
 - ⌚ Capital Fund Performance and Evaluation Reports
 - ⌚ Plan for Improvement of Resident Survey Scores

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/a	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/a	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/a	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X		Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/a	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
N/a	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income <= 30% of AMI	4,365	5	3	4	1	3	3
Income >30% but <=50% of AMI	7,763	4	3	3	1	2	3
Income >50% but <80% of AMI	2,579	3	2	3	1	2	2
Elderly	2,076	4	3	3	3	1	4
Families with Disabilities	297	5	4	2	4	1	4
Caucasian	7,338	3	3	2	2	1	1
African-American	3,241	5	3	3	1	3	4
Hispanic	182	4	3	3	2	3	4

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- ☒ Consolidated Plan of the Jurisdiction/s
Indicate year: 2000-2004
- ☒ U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- ☐ American Housing Survey data
Indicate year:
- ☐ Other housing market study
Indicate year:
- ☐ Other sources: (list and indicate year of information)

B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	2,010		251
Extremely low income <=30% AMI	1,753	87%	
Very low income (>30% but <=50% AMI)	204	10%	
Low income (>50% but <80% AMI)	53	3%	
Families with children	1,727	86%	
Elderly families	37	2%	
Families with Disabilities	246	12%	
Race/ethnicity (Caucasian)	266	13%	
Race/ethnicity (African-American)	1,686	84%	

Housing Needs of Families on the Waiting List			
Race/ethnicity (Other)	58	3%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	602	30%	
2 BR	1,010	50%	
3 BR	363	18%	
4 BR	30	1.5%	
5 BR	5	.5%	
5+ BR	0	0%	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) <input checked="" type="checkbox"/> Section 8 tenant-based assistance <input type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1,917		360
Extremely low income <=30% AMI	1,639	85%	
Very low income (>30% but <=50% AMI)	278	15%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	1,729	90%	
Elderly families	50	3%	
Families with Disabilities	138	7%	

Housing Needs of Families on the Waiting List			
Race/ethnicity (Caucasian)	298	16%	
Race/ethnicity (African-American)	1,619	84%	
Race/ethnicity (other)	1	<1%	
<p>Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</p> <p>If yes:</p> <p>How long has it been closed (# of months)? 15</p> <p>Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</p> <p>Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</p>			

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- ☐ Employ effective maintenance and management policies to minimize the number of public housing units off-line
- ☒ Reduce turnover time for vacated public housing units
- ☐ Reduce time to renovate public housing units
- ☒ Seek replacement of public housing units lost to the inventory through mixed finance development
- ☐ Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- ☒ Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- ☐ Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- ☒ Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- ☐ Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- ☒ Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- ☐ Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- ☒ Apply for additional section 8 units should they become available
- ☒ Leverage affordable housing resources in the community through the creation of mixed - finance housing
- ☒ Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- ☒ Other: (list below)
 - ⌚ Investigate the purchasing of established affordable housing units.
 - ⌚ Coordinate with other agencies to build/acquire units and assist families.
 - ⌚ Apply for any available funding for the development of off-site public housing

Need: Specific Family Types: Families at or below 30% of median**Strategy 1: Target available assistance to families at or below 30 % of AMI**

Select all that apply

- ☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- ☒ Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- ☐ Employ admissions preferences aimed at families with economic hardships
- ☐ Adopt rent policies to support and encourage work
- ☐ Other: (list below)

Need: Specific Family Types: Families at or below 50% of median**Strategy 1: Target available assistance to families at or below 50% of AMI**

Select all that apply

- ☒ Employ admissions preferences aimed at families who are working
- ☐ Adopt rent policies to support and encourage work
- ☐ Other: (list below)
 - ⌚ Perform outreach to low-income working families by marketing to job placement services and social service agencies that serve these families.

Need: Specific Family Types: The Elderly**Strategy 1: Target available assistance to the elderly:**

Select all that apply

- ☐ Seek designation of public housing for the elderly
- ☒ Apply for special-purpose vouchers targeted to the elderly, should they become available

☐ Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- ☐ Seek designation of public housing for families with disabilities
- ☐ Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- ☐ Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- ☒ Affirmatively market to local non-profit agencies that assist families with disabilities
- ☒ Other: (list below)
 - ⌚ Will be constructing handicapped accessible homes in the next phase of the Arcadia Hills HOPE VI project.

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- ☐ Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- ☐ Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- ☒ Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- ☒ Market the section 8 program to owners outside of areas of poverty /minority concentrations
- ☐ Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- ☒ Funding constraints
- ☒ Staffing constraints

- ☒ Limited availability of sites for assisted housing
- ☐ Extent to which particular housing needs are met by other organizations in the community
- ☒ Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- ☐ Influence of the housing market on PHA programs
- ☐ Community priorities regarding housing assistance
- ☒ Results of consultation with local or state government
- ☒ Results of consultation with residents and the Resident Advisory Board
- ☐ Results of consultation with advocacy groups
- ☐ Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2004 grants)		
a) Public Housing Operating Fund	\$1,923,220.00	
b) Public Housing Capital Fund	1,443,200.00	
c) HOPE VI Revitalization	15,300,000.00	
d) HOPE VI Demolition	0.00	
e) Annual Contributions for Section 8 Tenant-Based Assistance	12,100,000.00	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	0.00	
g) Resident Opportunity and Self-Sufficiency Grants	100,000.00	
h) Community Development Block Grant	0.00	
i) HOME	0.00	
Other Federal Grants (list below)	0.00	
2. Prior Year Federal Grants (unobligated funds only) (list below)		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
Capital Fund	\$500,000.00	Capital improvements of Public Housing properties
3. Public Housing Dwelling Rental Income	\$1,200,000.00	Public Housing Operations
4. Other income (list below)		
Miscellaneous	\$108,000.00	Public Housing Operations
Interest	\$18,000.00	Public Housing Operations
4. Non-federal sources (list below)		
None		
Total resources	\$32,692,420.00	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

- a. When does the PHA verify eligibility for admission to public housing? (select all that apply)
- ☐ When families are within a certain number of being offered a unit: (state number)
- ☒ When families are within a certain time of being offered a unit: (state time)
- ☐ Other: (describe)
- b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?
- ☒ Criminal or Drug-related activity
- ☒ Rental history
- ☒ Housekeeping
- ☒ Other (describe)
- ☐ Credit worthiness
- c. ☐ Yes ☒ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e. ☒ Yes ☐ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list
(select all that apply)

- ☒ Community-wide list
- ☐ Sub-jurisdictional lists
- ☒ Site-based waiting lists
- ☐ Other (describe)

b. Where may interested persons apply for admission to public housing?

- ☐ PHA main administrative office
- ☒ PHA development site management office
- ☒ Other (list below)

⌚ Annex to the Administrative Offices

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year? 1

2. ☐ Yes ☒ No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?

3. ☒ Yes ☐ No: May families be on more than one list simultaneously
If yes, how many lists? 2

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- ☐ PHA main administrative office
- ☒ All PHA development management offices
- ☒ Management offices at developments with site-based waiting lists
- ☒ At the development to which they would like to apply
- ☒ Other (list below)

⌚ Annex to the Administrative Offices

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- ☐ One
- ☒ Two
- ☐ Three or More

b. ☒ Yes ☐ No: Is this policy consistent across all waiting list types?

- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA: N/a

(4) Admissions Preferences

a. Income targeting:

- ☐ Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- ☒ Emergencies
☐ Overhoused
☒ Underhoused
☒ Medical justification
☒ Administrative reasons determined by the PHA (e.g., to permit modernization work)
☒ Resident choice: (state circumstances below)
☐ ⌚ If another property is closer to work or school
☐ Other: (list below)

c. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- ☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
☐ Victims of domestic violence
☐ Substandard housing
☐ Homelessness
☐ High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- ☒ Working families and those unable to work because of age or disability
☐ Veterans and veterans' families
☐ Residents who live and/or work in the jurisdiction
☒ Those enrolled currently in educational, training, or upward mobility programs
☐ Households that contribute to meeting income goals (broad range of incomes)

- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

Date and Time

Former Federal preferences:

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
 Victims of domestic violence
 Substandard housing
 Homelessness
 High rent burden

Other preferences (select all that apply)

- ☒ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans’ families
- ☐ Residents who live and/or work in the jurisdiction
- ☒ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☒ Other preference(s) (list below)
- ☐ All other families in conjunction with deconcentration policy.

4. Relationship of preferences to income targeting requirements:

- ☐ The PHA applies preferences within income tiers
- ☒ Not applicable: the pool of applicant families ensures that the PHA will meet income-targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- ☒ The PHA-resident lease
- ☒ The PHA’s Admissions and (Continued) Occupancy policy

- ☒ PHA briefing seminars or written materials
☐ Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- ☒ At an annual reexamination and lease renewal
☒ Any time family composition changes
☒ At family request for revision
☐ Other (list)

(6) Deconcentration and Income Mixing

a. ☒ Yes ☐ No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. ☒ Yes ☐ No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- ☐ Adoption of site-based waiting lists
If selected, list targeted developments below:
- ☒ Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below: All
- ☐ Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- ☐ Other (list policies and developments targeted below)

d. ☐ Yes ☒ No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- ☐ Additional affirmative marketing
☐ Actions to improve the marketability of certain developments
☐ Adoption or adjustment of ceiling rents for certain developments
☐ Adoption of rent incentives to encourage deconcentration of poverty and income mixing
☐ Other (list below)

- f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)
- ☐ Not applicable: results of analysis did not indicate a need for such efforts
- ☒ List (any applicable) developments below: SC 4-1 Brook Haven; SC 4-3 Jesse Jackson Townhomes; SC 4-6 Westview Homes; SC 4-12 Scattered Sites; SC 4-20 Scattered Sites
- g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)
- ☒ Not applicable: results of analysis did not indicate a need for such efforts
- ☐ List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.
Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- ☒ Criminal or drug-related activity only to the extent required by law or regulation
- ☐ Criminal and drug-related activity, more extensively than required by law or regulation
- ☐ More general screening than criminal and drug-related activity (list factors below)
- ☐ Other (list below)
- b. ☐ Yes ☒ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. ☒ Yes ☐ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- ☐ Criminal or drug-related activity
- ☒ Other (describe below)
- ☒ Current and prior landlord's name and address (if known)
 - ☒ Tenant's current address
 - ☒ Household composition

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- ☒ None
- ☐ Federal public housing
- ☐ Federal moderate rehabilitation
- ☐ Federal project-based certificate program
- ☐ Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- ☐ PHA main administrative office
- ☒ Other (list below)
 - ⌚ Annex to Administrative Office

(3) Search Time

a. ☒ Yes ☐ No: Does the PHA give extensions on standard 60-day period to search for a unit? If yes, state circumstances below:

- ⌚ Serious illness of a family member that requires hospitalization
- ⌚ Death of a family member
- ⌚ Persons needing units designed for the handicapped
- ⌚ Reasonable accommodations for disability
- ⌚ If repairs are in process
- ⌚ Family is searching for larger unit (4 or 5 bedroom units or larger) where selection may be limited or units hard to locate

(4) Admissions Preferences

a. Income targeting

☒ Yes ☐ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- ☒ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☒ Victims of domestic violence

- ☒ Substandard housing
- ☒ Homelessness
- ☒ High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in your jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☒ Victims of reprisals or hate crimes
- ☒ Other preference(s) (list below)
- ☐ Elderly, disabled, handicapped, and persons with a disability plus supportive services component

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

8 Date and Time

Former Federal preferences

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 3 Victims of domestic violence
- 4 Substandard housing
- 3 Homelessness
- 5 High rent burden

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in your jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☒ Victims of reprisals or hate crimes
- ☒ Other preference(s) (list below)

- 2 – Disabled with supportive services
- 6 – Elderly, disabled, handicapped
- 7 – All other families

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- ☒ Date and time of application
- ☐ Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)

- ☐ This preference has previously been reviewed and approved by HUD
- ☐ The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- ☐ The PHA applies preferences within income tiers
- ☒ Not applicable: the pool of applicant families ensures that the PHA will meet income-targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- ☐ The Section 8 Administrative Plan
- ☐ Briefing sessions and written materials
- ☐ Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- ☐ Through published notices
- ☐ Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA’s income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- ☒ The PHA will not employ any discretionary rent-setting policies for income-based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or

minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- ☐ The PHA employs discretionary policies for determining income-based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- ☒ \$0
☐ \$1-\$25
☐ \$26-\$50

2. ☐ Yes ☒ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

c. Rents set at less than 30% than adjusted income

1. ☒ Yes ☐ No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

- ⌚ Flat rents (based on market study of value of unit) are the choice of the family at annual reexamination;
- ⌚ Ceiling rents (based on Section 8 Fair Market Rents for the area) are used when the family's formula-based rent is greater than the ceiling rent.

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- ☐ For the earned income of a previously unemployed household member
☐ For increases in earned income
☐ Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

☐ Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:

- ☐ For household heads
☐ For other family members
☐ For transportation expenses

- ☐ For the non-reimbursed medical expenses of non-disabled or non-elderly families
- ☐ Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- ☒ Yes for all developments
- ☐ Yes but only for some developments
- ☐ No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- ☒ For all developments
- ☐ For all general occupancy developments (not elderly or disabled or elderly only)
- ☐ For specified general occupancy developments
- ☐ For certain parts of developments; e.g., the high-rise portion
- ☐ For certain size units; e.g., larger bedroom sizes
- ☐ Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- ☐ Market comparability study
- ☒ Fair market rents (FMR)
- ☐ 95th percentile rents
- ☐ 75 percent of operating costs
- ☐ 100 percent of operating costs for general occupancy (family) developments
- ☐ Operating costs plus debt service
- ☐ The "rental value" of the unit
- ☐ Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- ☐ Never
- ☐ At family option
- ☐ Any time the family experiences an income increase
- ☐ Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- ☒ Other (list below)
- ⌚ A family member has left the household
- ⌚ An addition to the family through birth, adoption, or court-awarded custody
- ⌚ A member of the household that was reported as unemployed on the most recent recertification or certification reported by a zero income family

- g. ☐ Yes ☒ No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- ☒ The section 8 rent reasonableness study of comparable housing
☐ Survey of rents listed in local newspaper
☒ Survey of similar unassisted units in the neighborhood
☐ Other (list/describe below)

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

- a. What is the PHA's payment standard? (select the category that best describes your standard)

- ☐ At or above 90% but below 100% of FMR
☒ 100% of FMR
☐ Above 100% but at or below 110% of FMR
☐ Above 110% of FMR (if HUD approved; describe circumstances below)

- b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- ☐ FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
☐ The PHA has chosen to serve additional families by lowering the payment standard
☐ Reflects market or submarket
☐ Other (list below)

- c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- ☐ FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
☐ Reflects market or submarket
☐ To increase housing options for families
☐ Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- ☒ Annually
☐ Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- ☒ Success rates of assisted families
☒ Rent burdens of assisted families
☒ Other (list below)
🕒 Rent and vacancy rates in the area

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- ☒ \$0
☐ \$1-\$25
☐ \$26-\$50

b. ☐ Yes ☒ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Operations and Management *High Performer Exemption*

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- ☐ An organization chart showing the PHA's management structure and organization is attached.
☐ A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing		
Section 8 Vouchers		
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers		

(list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

(2) Section 8 Management: (list below)

6. PHA Grievance Procedures *High Performer Exemption*

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

1. ☐ Yes ☐ No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- ☐ PHA main administrative office
☐ PHA development management offices
☐ Other (list below)

B. Section 8 Tenant-Based Assistance

1. ☐ Yes ☐ No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- ☐ PHA main administrative office
☐ Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

- ☐ The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name)

-or-

- ☒ The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

PHA Plan Table Library

Component 7 Capital Fund Program Annual Statement Parts I, II, and II

Annual Statement Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number FFY of Grant Approval: (01/2004)

☒ Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	\$ 0.00
3	1408 Management Improvements	130,000.00
4	1410 Administration	108,625.00
5	1411 Audit	2,000.00
6	1415 Liquidated Damages	0.00
7	1430 Fees and Costs	40,000.00
8	1440 Site Acquisition	0.00
9	1450 Site Improvement	375,126.00
10	1460 Dwelling Structures	371,525.00
11	1465.1 Dwelling Equipment-Nonexpendable	10,000.00
12	1470 Nondwelling Structures	0.00
13	1475 Nondwelling Equipment	5,000.00
14	1485 Demolition	0.00
15	1490 Replacement Reserve	0.00
16	1492 Moving to Work Demonstration	0.00
17	1495.1 Relocation Costs	21,600.00
18	1498 Mod Used for Development	0.00
19	1502 Contingency	0.00
20	Amount of Annual Grant (Sum of lines 2-19)	\$1,063,876.00
21	Amount of line 20 Related to LBP Activities	\$0.00
22	Amount of line 20 Related to Section 504 Compliance	\$0.00
23	Amount of line 20 Related to Security	\$110,000.00
24	Amount of line 20 Related to Energy Conservation Measures	\$235,000.00

Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
HA Wide Mgmt Improvements	Staff Training Resident Training Security Total 1408	1408	\$25,000.00 25,000.00 80,000.00 \$130,000.00
HA Wide Administration	Non-technical Salaries Employee Benefit Contributions Legal Expenses Travel Publications Sundry Total 1410	1410 1410 1410 1410 1410 1410	\$75,000.00 20,625.00 2,000.00 5,000.00 1,000.00 5,000.00 \$108,625.00
HA Wide Audit	Audit Costs Total 1411	1411	\$2,000.00 \$2,000.00
HA Wide Fees & Costs	A & E Services Consultant Fees Total 1430	1430 1430	\$25,000.00 \$15,000.00 \$40,000.00

Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
HA Wide Dwelling Structures	Correction of Health/Safety Issues	1460	\$ 50,000.00
	Security & Crime Prevention	1460	30,000.00
	Non-Routine Vacancy Prep	1460	10,000.00
	Occupied Paint	1460	20,000.00
	Non-routine PM Repairs	1460	50,000.00
	Total 1460		\$160,000.00
HA Wide Dwelling Equipment Non-Expendable	Appliance Replacement as needed	1465	\$ 5,000.00
	Hot water replacement as needed	1465	5,000.00
	Total 1465		\$10,000.00
HA Wide Non-Dwelling Equipment	Computer hardware & software	1475	\$5,000.00
	Total 1475		\$5,000.00

Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
SC 4-1 Brook Haven	Paint Exterior Where Needed Project Total	1450	\$10,000.00 \$10,000.00
SC 4-3 Jesse Jackson Townhomes	Infrastructure/General Repairs General Renovations Relocation Costs Project Total	1450 1460 1495	\$135,126.00 211,525.00 21,600.00 \$368,251.00
SC 4-5 Scott Towers	Common area furniture on floors 5, 6, 7 A/C Replacement in Common Areas Project Total	1450 1450	\$10,000.00 25,000.00 \$35,000.00
SC 4-9 Garden Apts.	Replace Roof, including exhaust system Rehab boiler Project Total	1450 1450	\$160,000.00 \$5,000.00 \$165,000.00
SC 4-12 Scattered Sites	Driveway Repair, as needed Project Total	1450	\$10,000.00 \$10,000.00

Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
SC 4-20 Scattered Sites	Replace HVAC in 2 units Project Total	1450	\$10,000.00 \$10,000.00
SC 4-22 Scattered Sites	Replace HVAC in 2 units Project Total	1450	\$10,000.00 \$10,000.00

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

- a. ☐ Yes ☒ No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)
- b. If yes to question a, select one:
- ☐ The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name
- or-
- ☐ The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

- ☒ Yes ☐ No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
- b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)
1. Development name: Woodland/Pearce Homes
 2. Development (project) number: SC 16URD004I99
 3. Status of grant: (select the statement that best describes the current status)
 - ☐ Revitalization Plan under development
 - ☒ Revitalization Plan submitted, pending approval
 - ☐ Revitalization Plan approved
 - ☐ Activities pursuant to an approved Revitalization Plan underway
- ☒ Yes ☐ No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
- If yes, list development name/s below: Jesse Jackson Townhomes

☒ Yes ☐ No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below: Phase 3 of Woodland/Pearce Homes (Arcadia Hills)

☒ Yes ☐ No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below: Preparing a plan to use replacement housing factor funds

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. ☒ Yes ☐ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

☐ Yes ☒ No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description
1a. Development name: Woodland/Pearce Homes
1b. Development (project) number: SC1600402 and SC1600423
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>06/30/2004</u>
5. Number of units affected: 0
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 03/01/2004 b. Projected end date of activity: 06/30/2004

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. ☐ Yes ☒ No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

- ☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description
1a. Development name:
1b. Development (project) number:
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously approved Designation Plan?
6. Number of units affected:
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. ☐ Yes ☒ No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

- ☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description
1a. Development name:
1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:

- ☐ Units addressed in a pending or approved HOPE VI demolition application
(date submitted or approved:)
- ☐ Units addressed in a pending or approved HOPE VI Revitalization Plan
(date submitted or approved:)
- ☐ Requirements no longer applicable: vacancy rates are less than 10 percent
- ☐ Requirements no longer applicable: site now has less than 300 units
- ☐ Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

- ⌚ How many of the PHA's developments are subject to the Required Initial Assessment? Eight (8) developments.
- ⌚ How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)? Two (2) developments.
- ⌚ How many Assessments were conducted for the PHAs covered developments? Eight (8) developments.
- ⌚ Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments. None
- ⌚ If the PHA has not completed the Required Initial Assessments, describe the status of these assessments. Required Initial Assessments have been completed on all developments and are on file for public review.

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. ☒ Yes ☐ No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description ***High Performer Exemption***

- ☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

1. ☒ Yes ☐ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

- ☐ Yes ☐ No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- ☐ 25 or fewer participants
☐ 26 - 50 participants
☐ 51 to 100 participants
☐ more than 100 participants

b. PHA-established eligibility criteria

- ☐ Yes ☐ No: Will the PHA’s program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs *High Performer Exemption*

[24 CFR Part 903.7 9 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

- ☐ Yes ☐ No: Has the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? DD/MM/YY

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- ☐ Client referrals
- ☐ Information sharing regarding mutual clients (for rent determinations and otherwise)
- ☐ Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- ☐ Jointly administer programs
- ☐ Partner to administer a HUD Welfare-to-Work voucher program
- ☐ Joint administration of other demonstration program
- ☐ Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- ☐ Public housing rent determination policies
- ☐ Public housing admissions policies
- ☐ Section 8 admissions policies
- ☐ Preference in admission to section 8 for certain public housing families
- ☐ Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- ☐ Preference/eligibility for public housing homeownership option participation
- ☐ Preference/eligibility for section 8 homeownership option participation
- ☐ Other policies (list below)

b. Economic and Social self-sufficiency programs

- ☐ Yes ☐ No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8		

- b. ☐ Yes ☐ No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- ☐ Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
☐ Informing residents of new policy on admission and reexamination
☐ Actively notifying residents of new policy at times in addition to admission and reexamination.

- ☐ Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- ☐ Establishing a protocol for exchange of information with all appropriate TANF agencies
- ☐ Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

High performer exemption as per PIH 2003-17.

13. PHA Safety and Crime Prevention Measures *High Performer*

Exemption

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- ☐ High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- ☐ High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- ☐ Residents fearful for their safety and/or the safety of their children
- ☐ Observed lower-level crime, vandalism and/or graffiti
- ☐ People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- ☐ Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- ☐ Safety and security survey of residents
- ☐ Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- ☐ Analysis of cost trends over time for repair of vandalism and removal of graffiti
- ☐ Resident reports
- ☐ PHA employee reports
- ☐ Police reports
- ☐ Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- ☐ Other (describe below)

3. Which developments are most affected? (list below)

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- ☐ Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- ☐ Crime Prevention Through Environmental Design
- ☐ Activities targeted to at-risk youth, adults, or seniors
- ☐ Volunteer Resident Patrol/Block Watchers Program
- ☐ Other (describe below)

2. Which developments are most affected? (list below)

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- ☐ Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- ☐ Police provide crime data to housing authority staff for analysis and action
- ☐ Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- ☐ Police regularly testify in and otherwise support eviction cases
- ☐ Police regularly meet with the PHA management and residents
- ☐ Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- ☐ Other activities (list below)

2. Which developments are most affected? (list below)

B. Additional information as required by PHDEP/PHDEP Plan

This section is no longer applicable.

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- ☐ Yes ☐ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- ☐ Yes ☐ No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- ☐ Yes ☐ No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

This policy does not apply to animals that are used to assist persons with disabilities. Assistive animals are allowed in all public housing facilities with no restrictions other than those imposed on all tenants to maintain their units and associated facilities in a decent, safe, and sanitary manner and to refrain from disturbing their neighbors. Medical documentation will be required for all assistive animals in units.

The GHA will only allow domesticated dogs, cats, birds, and fish in aquariums in units. Only one (1) dog or cat and up to two (2) birds and unlimited fish in aquariums per unit is allowed. Any animals commonly considered to be potentially harmful to the health or safety of others, including attack or fight trained dogs, will not be allowed. At no time should any animal exceed twenty-five (25) pounds in weight.

In order to be registered, pets must be appropriately inoculated against rabies and other conditions prescribed by local ordinances. Residents must also provide a picture of the animal at the time of registration for the file. Residents will be required to present up-to-date shot records at each annual recertification.

A pet deposit of \$150.00 and a non-refundable pet fee of \$150.00 is required at the time of registering a cat or dog. The payment of the entire \$300.00 is required; no payment arrangements will be made for either a pet fee or deposit. The deposit of \$150.00 is refundable when the pet or the family vacate the unit, less any amounts owed due to damage beyond normal wear and tear. No pet deposit or fee will be charged for fish or birds.

The GHA, or an appropriate community authority, shall require the removal of any pet from a project if the pet's conduct or condition is determined to be a nuisance or threat to the health or safety of other occupants of the project or of other persons in the community where the project is located.

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. ☒ Yes ☐ No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. ☒ Yes ☐ No: Was the most recent fiscal audit submitted to HUD?
3. ☐ Yes ☒ No: Were there any findings as the result of that audit?

4. ☐ Yes ☐ No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
5. ☐ Yes ☐ No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management *High performer exemption*

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. ☐ Yes ☐ No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
- ☐ Not applicable
- ☐ Private management
- ☐ Development-based accounting
- ☐ Comprehensive stock assessment
- ☐ Other: (list below)
3. ☐ Yes ☐ No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. ☒ Yes ☐ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
- ☐ Attached at Attachment (File name)
- ☒ Provided below:
- ⌚ Wanda Jackson feels that improved landscaping would keep some of the loitering out of the Brook Haven community, along with improvements to the entrance sign. She also feels that it's time for occupied paint in some of the units at Brook Haven.
 - ⌚ Gloria Sizemore also felt improved landscaping would help the seniors feel better about their homes at Scott Towers. She requested that some of the old shrubs be removed and new plants put in to improve the entranceway to the building. She

stated that the residents are willing to volunteer to plant and ensure the flowerbeds are kept well. She also felt that a flag should be put up and the current abandoned flagpole upgraded to allow for the flag.

- ⌚ Wanda Jackson also requested GHA to look into building some sort of shelter for the school bus stop at Brook Haven. She stated that the children are getting wet when waiting for the bus, and felt if benches were not installed, loitering would not be a problem. Once installed, she committed for the resident council to start a “bus patrol” and wait with the children until the bus comes.
- ⌚ Gloria Sizemore requested that the Scott Towers building be washed and repainted and that blinds be installed in all resident apartments (vertical). They would also like to see new furniture on the upper floor lobbies, and the patio cleaned, with cracks repaired. She also requested that the public restrooms be upgraded.
- ⌚ Gloria Sizemore then stated that she had seen the capital improvements that GHA had done at Westview Homes, and that the community was looking just beautiful.
- ⌚ Discussions were also centered around the fact that the majority of the capital fund money would need to be earmarked to Jesse Jackson Townhomes, to ensure major renovations were planned and began as soon as possible.
- ⌚ Gloria Sizemore also requested the ground floor baseboards at Scott Towers be replaced, and commented that the residents were very appreciative of the new elevators, with the surveillance cameras.

2. In what manner did the PHA address those comments? (select all that apply)

- ☒ Considered comments, but determined that no changes to the PHA Plan were necessary.
- ☐ The PHA changed portions of the PHA Plan in response to comments
List changes below:
- ☐ Other: (list below)
- ⌚ Used comments to develop the original plan so no changes were needed.

B. Description of Election process for Residents on the PHA Board

- 1. ☐ Yes ☒ No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
- 2. ☐ Yes ☒ No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- ☐ Candidates were nominated by resident and assisted family organizations

- ☐ Candidates could be nominated by any adult recipient of PHA assistance
- ☐ Self-nomination: Candidates registered with the PHA and requested a place on ballot
- ☒ Other: (describe)
 - ⌚ As per State Statute and resolution by the City of Greenville, the Mayor appoints GHA's resident Board member.

b. Eligible candidates: (select one)

- ☐ Any recipient of PHA assistance
- ☒ Any head of household receiving PHA assistance
- ☐ Any adult recipient of PHA assistance
- ☐ Any adult member of a resident or assisted family organization
- ☐ Other (list)

c. Eligible voters: (select all that apply)

- ☐ All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- ☐ Representatives of all PHA resident and assisted family organizations
- ☐ Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (provide name here) City and County of Greenville, South Carolina

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- ☒ The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- ☒ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- ☒ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- ☒ Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
 - ⌚ The Consolidated Plan cites the need for the development of affordable housing, both rental and homeownership. With the HOPE VI Revitalization Project, GHA will assist in these efforts.
- ☐ Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)
- ⌚ The HOPE VI Revitalization effort at Woodland and Pearce Homes is cited in the City's Consolidated Plan as GHA's "most noteworthy accomplishment." The revitalization efforts are supported fully by the City, a major funding partner.
 - ⌚ The Consolidated Plan lists support for all goals listed in GHA's annual plan.

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

Attachments

Use this section to provide any additional attachments referenced in the Plans.

There are no attachments to this plan, however, below are listed other requirements to the plan:

Names and Addresses of Resident Advisory Council Members

Michael A. Bond
205 Bailey St.
Greenville, SC 29609

Wanda Jackson
430 Perry Ave., Apt. 5A
Greenville, SC 29601

Gloria Sizemore
511 Augusta St., Apt. 1411
Greenville, SC 29605

Calandra Hammonds
50 Ramsey Ct., Apt. 9F
Greenville, SC 29607

Renona Herrera
81 S. Textile St., Apt. E28
Greenville, SC 29611

Robbie Davis
80 Thurston St.
Garden Apts., Apt. 209
Greenville, SC 29605

Deconcentration Plan

It is the GHA's policy to provide for deconcentration of poverty and encourage income mixing by bringing higher income families into lower income developments and lower income families into higher income developments. Toward this end, we will skip families on the waiting list to reach other families with a lower or higher income. We will accomplish this in a uniform and non-discriminating manner.

The GHA will affirmatively market our housing to all eligible income groups.

Prior to the beginning of each fiscal year, we will analyze the income levels of the families on the waiting list. Based on this analysis, we will determine the level of marketing strategies and deconcentration incentives to implement.

There is an Income Analysis of Public Housing Covered Developments on file and available for public inspection.

Brief Statement of Progress in Meeting the 5-Year Plan Mission and Goals

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

GHA Goal: Expand the supply of assisted housing

- ⌚ Submitted application for 50 fair-share housing choice vouchers.
- ⌚ Began construction of a 48-unit low income tax credit property, to be occupied by 12/31/03. At the time this document is written, all foundations are in place, with 18 units on the ground.
- ⌚ Started construction of 10 new public housing scattered site units, with occupancy to occur no later than 11/30/03.

GHA Goal: Increase assisted housing choices

- ⌚ Public housing and Section 8 homeownership programs are in development.

HUD Strategic Goal: Improve community quality of life and economic vitality.

GHA Goal: Provide an improved living environment

- ⌚ Through the Capital Improvement Program, we have provided new heating and air conditioning systems, replaced roofs and siding, improved landscaping,, replaced elevators in one of our senior high-rises, installed blinds in units, paved parking lots and improved storm drainage, replaced water supply lines, repaired/replaced porches and decks, improved dumpster screening, improved playgrounds, improved building identification, and have many more contracts in place to improve the living environment of public housing residents.
- ⌚ Applied for grants to provide economic development to public housing residents.

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals.

GHA Goal: Promote self-sufficiency and asset development of assisted households.

- ⌚ Expanded educational opportunities to include on-site personal development workshops in each public housing community. Workshop topics include Personal Finance, Decision Making, Time Management and Organization, Budgeting, Employment Programs, Empowerment-Health Relationships, and Depression.

Plan for Improvement of Resident Survey Scores

Communication (score 67%):

- ⌚ Management to implement quarterly meetings with residents to discuss lease/occupancy issues.
- ⌚ Improve quality of communication in quarterly residents newsletters.
- ⌚ Management has implemented door-hangers with a very brief, 6-question survey included so that each time Maintenance visits a unit, we will have instant feedback on the service provided.
- ⌚ Management to perform follow-up quality assurance telephone calls for maintenance/office visits to determine if expected level of service was received.
- ⌚ Will place suggestion boxes in management offices for residents to have anonymous input.

Safety (72%)

- ⌚ Place motion lights in high-traffic areas.
- ⌚ Have recently installed cameras in elevators of high-rise.
- ⌚ Increase security personnel, as included in the 2004 Capital Fund budget.
- ⌚ Have recently negotiated with police department to have an official police sub-station located in one public housing community, and will be looking to expand this to others.

Housing Development Appearance (68%)

- ⌚ Increase beautification and landscaping in all communities, soliciting resident input and participation in the changes.
- ⌚ Increase litter control, with assistance from enforcement agencies in the community.
- ⌚ Ensure graffiti is removed within 24 hours of occurrence.

CAPITAL FUND PROGRAM TABLES

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of Greenville, SC		Grant Type and Number Capital Fund Program Grant No: SC16P00450100 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2003 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
2	1406 Operations	200,482.51	200,482.51	200,482.51	200,482.51
3	1408 Management Improvements	71,306.00	71,306.90	71,306.90	71,306.90
4	1410 Administration	152,779.02	156,999.00	156,999.00	156,998.78
5	1411 Audit	2,000.00	2,000.00	2,000.00	2,000.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	21,906.55	21,906.55	21,906.55	14,846.29
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	410,743.37	383,870.24	383,870.24	354,369.43
10	1460 Dwelling Structures	944,919.55	967,414.80	967,414.80	935,555.85
11	1465.1 Dwelling Equipment—Nonexpendable	10,000.00	9,975.00	9,975.00	9,974.95
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	68,023.00	68,205.00	68,205.00	68,205.11
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of Greenville, SC		Grant Type and Number Capital Fund Program Grant No: SC16P00450100 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2003 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
19	1501 Collateralization or Debt Service	0.00	0.00	0.00	0.00
20	1502 Contingency	0.00	0.00	0.00	0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,882,160.00	1,882,160.00	1,882,160.00	1,813,739.82
22	Amount of line 21 Related to LBP Activities	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
23	Amount of line 21 Related to Section 504 compliance	10,000.00	10,000.00	10,000.00	10,000.00
24	Amount of line 21 Related to Security – Soft Costs	0.00	0.00	0.00	0.00
25	Amount of Line 21 Related to Security – Hard Costs	30,000.00	30,000.00	30,000.00	30,000.00
26	Amount of line 21 Related to Energy Conservation Measures	50,000.00	50,000.00	50,000.00	50,000.00

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Greenville, SC		Grant Type and Number Capital Fund Program Grant No: SC16P004450100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<i>HA Wide</i>	<i>Operations</i>	<i>1406</i>		<i>\$200,482.51</i>	<i>\$200,482.51</i>	<i>\$200,482.51</i>	<i>\$200,482.51</i>	<i>Complete</i>
HA Wide Mgmt. Improvements	Staff Training	1408		\$28,837.00	\$28,837.30	\$28,837.30	\$28,837.30	Complete
	Resident Training	1408		42,469.00	42,469.60	42,469.60	42,469.60	Complete
	<i>Total 1408</i>			<i>\$71,306.00</i>	<i>\$71,306.90</i>	<i>\$71,306.90</i>	<i>\$71,306.90</i>	<i>Complete</i>
HA Wide Administration	Employee benefits	1410		\$ 26,736.73	\$ 26,736.73	\$ 26,736.73	\$ 26,736.73	Complete
	Travel	1410		1,009.50	1,095.99	1,095.99	1,095.99	Complete
	Publications	1410		114.00	114.00	114.00	114.00	Complete
	Sundry	1410		3,142.28	3,634.86	3,634.86	3,634.86	Complete
	Non-technical salaries	1410		121,776.51	125,417.42	125,417.42	125,417.20	Complete
	Legal expenses	1410		0.00	0.00	0.00	0.00	Not needed
	<i>Total 1410</i>			<i>\$152,779.02</i>	<i>\$156,999.00</i>	<i>\$156,999.00</i>	<i>\$156,998.78</i>	<i>Complete</i>
<i>HA Wide</i>	<i>Audit</i>	<i>1411</i>		<i>\$2,000.00</i>	<i>\$2,000.00</i>	<i>\$2,000.00</i>	<i>\$2,000.00</i>	<i>Complete</i>
HA Wide	A & E Fees	1430		\$15,000.00	\$15,000.00	\$15,000.00	\$7,940.00	In process
	Consultant	1430		6,906.55	6,906.55	6,906.55	6,906.29	Complete
	<i>Total 1430</i>			<i>\$21,906.55</i>	<i>\$21,906.55</i>	<i>\$21,906.55</i>	<i>\$14,846.29</i>	<i>In process</i>

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Greenville, SC		Grant Type and Number Capital Fund Program Grant No: SC16P004450100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide	Safety issues	1460		\$ 69,000.84	\$ 69,074.26	\$ 69,074.26	\$ 69,074.26	Complete
	Crime/Security	1460		21,031.83	23,418.83	23,418.83	23,418.83	Complete
	Non-routine vacancy	1460		28,050.69	73,350.69	73,350.69	73,350.69	Complete
	Occupied paint	1460		13,190.00	22,430.46	22,430.46	22,430.46	Complete
	Non-routine PM repairs	1460		105,962.99	169,164.00	169,164.00	169,164.00	Complete
	Vacancy reduction	1460		1,100.00	7,400.00	7,400.00	7,400.00	Complete
	HOPE VI leveraged funds	1460		200,000.00	25.17	25.17	25.17	Complete
	<i>Total 1460</i>			<i>\$438,336.35</i>	<i>\$364,863.41</i>	<i>\$364,863.41</i>	<i>\$364,863.41</i>	<i>Complete</i>
HA Wide	Appliances	1465		\$10,000.00	\$9,975.00	\$9,975.00	\$9,974.95	Complete
HA Wide	Vehicle replacement	1475		\$18,023.00	\$18,480.59	\$18,480.59	\$18,480.59	Complete
	Computer hardware/software/copier	1475		50,000.00	49,724.41	49,724.41	49,724.52	Complete
	<i>Total 1475</i>			<i>\$68,023.00</i>	<i>\$68,205.00</i>	<i>\$68,205.00</i>	<i>\$68,205.11</i>	<i>Complete</i>
SC 4-1		1450		\$13,752.50	\$ 0.00	\$ 0.00	\$ 0.00	Complete
Brook Haven	Playground improvements	1460		0.00	12,552.50	12,552.50	12,552.50	Complete
	Erosion control	1460		0.00	2,180.00	2,180.00	2,180.00	Complete
	Storage unit	1460		14,524.75	14,524.75	14,524.75	14,524.75	Complete
	Total SC 4-1			\$28,277.25	\$29,257.25	\$29,257.25	\$29,257.25	Complete

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Greenville, SC		Grant Type and Number Capital Fund Program Grant No: SC16P004450100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
SC 4-3 Jesse Jackson	Erosion control	1450		\$17,088.05	\$19,613.05	\$19,613.05	\$19,613.05	Complete
	Total SC 4-3			\$17,088.05	\$19,613.05	\$19,613.05	\$19,613.05	Complete
SC 4-5 Scott Towers	Erosion control	1450		\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	Complete
	Common area furniture	1460		5,065.12	5,065.12	5,065.12	5,065.12	Complete
	HVAC units in common areas	1460		28,063.90	50,632.51	50,632.51	28,063.90	Complete
	Blinds in common areas	1450/1460		46,462.82	13,333.80	13,333.80	13,333.80	Complete
	Elevator replacement	1450		100,000.00	119,887.60	119,887.60	119,587.60	In process
	<i>Total 1450</i>			<i>\$146,762.82</i>	<i>\$188,919.03</i>	<i>\$188,919.03</i>	<i>\$166,350.42</i>	<i>Complete</i>
	<i>Total 1460</i>			<i>\$ 0.00</i>	<i>\$ 69,031.43</i>	<i>\$ 69,031.43</i>	<i>\$ 46,462.82</i>	<i>Complete</i>
	Total SC 4-5			\$146,762.82	\$188,919.03	\$188,919.03	\$166,350.42	Complete
SC 4-6 Westview Homes	Erosion control	1450		\$ 75,000.00	\$82,527.46	\$82,527.46	\$82,527.46	Complete
	Reseal parking lots	1450		0.00	2,732.14	2,732.14	2,732.14	Complete
	Playground improvements	1450		2,500.00	0.00	0.00	0.00	Deleted
	Paving/storm drain improvements	1450		30,000.00	30,000.00	30,000.00	26,988.94	Complete
	Replace water supply lines	1450		47,000.00	47,000.00	47,000.00	20,510.75	Complete
	<i>Total 1450</i>			<i>\$154,500.00</i>	<i>\$162,259.60</i>	<i>\$162,259.60</i>	<i>\$132,759.29</i>	<i>Complete</i>

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Greenville, SC		Grant Type and Number Capital Fund Program Grant No: SC16P004450100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
SC 4-6 Westview Homes	Replace Roofs	1460		\$ 14,247.00	\$ 14,247.00	\$ 14,247.00	\$ 14,247.00	Complete
	Install ceiling lights	1460		15,877.32	15,877.32	15,877.32	15,877.32	Complete
	Blinds in units	1460		9,494.08	9,494.08	9,494.08	9,494.08	Complete
	Replace vinyl siding	1460		107,606.30	107,606.30	107,606.30	107,606.30	Complete
	<i>Total 1460</i>			<i>\$147,224.70</i>	<i>\$147,224.70</i>	<i>\$147,224.70</i>	<i>\$147,224.70</i>	<i>Complete</i>
	Total SC 4-6			\$301,724.70	\$309,484.30	\$309,484.30	\$279,983.99	Complete
SC 4-7 Chamlee Ct.	Paving/storm drain improvements	1450		\$70,000.00	\$70,000.00	\$70,000.00	\$69,999.50	Complete
	Erosion control	1450		1,810.00	1,810.00	1,810.00	1,810.00	Complete
	<i>Total 1450</i>			<i>\$71,810.00</i>	<i>\$71,810.00</i>	<i>\$71,810.00</i>	<i>\$71,809.50</i>	<i>Complete</i>
	Kitchen cabinet replacement	1460		\$121,088.00	\$121,088.00	\$121,088.00	\$121,088.00	Complete
	<i>Total 1460</i>			<i>\$121,088.00</i>	<i>\$121,088.00</i>	<i>\$121,088.00</i>	<i>\$121,088.00</i>	<i>Complete</i>
	Total SC 4-7			\$192,898.00	\$192,898.00	\$192,898.00	\$192,897.50	Complete
SC 4-9 Garden Apts.	Erosion control	1450		\$1,830.00	\$1,850.00	\$1,850.00	\$1,850.00	Complete
	Common area furniture	1450		5,000.00	8,449.99	8,449.99	8,449.99	Complete
	<i>Total 1450</i>			<i>\$6,830.00</i>	<i>\$10,299.99</i>	<i>\$10,299.99</i>	<i>\$10,299.99</i>	<i>Complete</i>

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Greenville, SC		Grant Type and Number Capital Fund Program Grant No: SC16P004450100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
SC 4-9 Garden Apts.	Kitchen cabinet replacement	1460		\$141,015.10	\$140,995.36	\$140,995.36	\$140,995.36	Complete
	Window washing	1460		1,500.00	1,500.00	1,500.00	1,450.00	Complete
	Install blinds in units	1460		5,000.00	5,000.00	5,000.00	4,805.31	Complete
	<i>Total 1460</i>			<i>\$147,515.10</i>	<i>\$147,495.36</i>	<i>\$147,495.36</i>	<i>\$147,250.67</i>	<i>Complete</i>
	Total SC 4-9			\$154,345.10	\$157,795.35	\$157,795.35	\$157,550.66	Complete
SC 4-12 Scattered Sites 1	Erosion control	1460		\$ 1,500.00	\$ 1,500.00	\$1,500.00	\$1,500.00	Complete
	HVAC replacement	1460		10,000.00	11,394.00	11,394.00	11,394.00	Complete
	Pressure wash units	1460		6,150.00	9,810.00	9,810.00	9,810.00	Complete
	Roof replacement	1460		4,000.00	4,000.00	4,000.00	0.00	Deleted
	Total SC 4-12			\$21,650.00	\$26,704.00	\$26,704.00	\$22,704.00	Complete
SC 4-20 Scattered Sites 2	Erosion control	1460		\$ 900.00	\$ 1,825.00	\$ 1,825.00	\$ 1,825.00	Complete
	Roof replacement	1460		10,000.00	13,135.00	13,135.00	13,135.00	Complete
	Pressure wash units	1460		4,950.00	4,950.00	4,950.00	4,950.00	Complete
	Total SC 4-20			\$15,850.00	\$19,910.00	\$19,910.00	\$19,910.00	Complete

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Greenville, SC		Grant Type and Number Capital Fund Program Grant No: SC16P004450100 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
SC 4-22 Scattered Sites 3	Erosion control	1460		\$ 1,235.00	\$ 4,395.00	\$ 4,345.00	\$ 4,345.00	Complete
	Pressure wash units	1460		4,500.00	4,500.00	4,500.00	4,500.00	Complete
	Repair flooring as needed	1460		7,150.00	7,150.00	7,150.00	7,150.00	Complete
	Front porch/deck repair as needed	1460		25,845.65	25,845.65	25,845.65	20,800.00	Complete
	Total SC 4-22			\$38,730.65	\$41,840.65	\$41,890.65	\$36,795.00	Complete
	Total SC 1600450100			\$1,882,160.00	\$1,882,160.00	\$1,882,160.00	\$1,813,739.82	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part III: Implementation Schedule

PHA Name: Housing Authority of the City of Greenville, SC		Grant Type and Number Capital Fund Program No: SC16P00450100 Replacement Housing Factor No:					Federal FY of Grant: 2000
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Operations	09/30/02		09/30/02	03/31/03		06/30/02	Grant obligated by 9/30/02; funds expended by 09/30/03
Staff training	09/30/02		09/30/02	03/31/03		06/30/02	
Resident training	09/30/02		09/30/02	03/31/03		06/30/02	
Administration	09/30/02		09/30/02	03/31/03		06/30/02	
Audit Costs	09/30/02		09/30/02	03/31/03		06/30/03	
A & E Services	09/30/02		09/30/02	03/31/03	09/30/03		
HA wide – health/safety	09/30/02		09/30/02	03/31/03	06/30/03	06/30/03	
HA wide – security	09/30/02		09/30/02	03/31/03		06/30/02	
HA wide – non-routine PM	09/30/02		09/30/02	03/31/03		06/30/02	
HA wide non-routine vacancy	09/30/02		09/30/02	03/31/03		06/30/02	
HA wide occupied paint	09/30/02		09/30/02	03/31/03		06/30/02	
HA wide vacancy reduction	09/30/02		09/30/02	03/31/03		06/30/02	
HOPE VI leveraged funds	09/30/02		09/30/02	03/31/03		06/30/02	
HA wide appliances	09/30/02		09/30/02	03/31/03		06/30/02	
Computer hard/software	09/30/02		09/30/02	03/31/03	09/30/03		
SC 4-1 Brook Haven	09/30/02		09/30/02	03/31/03	06/30/03	06/30/03	
SC 4-3 Jesse Jackson	09/30/02		09/30/02	03/31/03	06/30/03	06/30/03	
SC 4-5 Scott Towers	09/30/02		09/30/02	03/31/03	09/30/03		
SC 4-6 Westview Homes	09/30/02		09/30/02	03/31/03		06/30/03	
SC 4-9 Garden Apts.	09/30/02		09/30/02	03/31/03		06/30/03	
SC 4-12 Scattered Sites 1	09/30/02		09/30/02	03/31/03		06/30/03	
SC 4-20 Scattered Sites 2	09/30/02		09/30/02	03/31/03		06/30/03	
SC 4-22 Scattered Sites 3	09/30/02		09/30/02	03/31/03		06/30/03	

CAPITAL FUND PROGRAM TABLES

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of Greenville, SC		Grant Type and Number Capital Fund Program Grant No: SC16P00450101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
2	1406 Operations	180,810.00	180,810.00	180,810.00	2,335.00
3	1408 Management Improvements	103,981.04	103,981.04	103,981.04	96,575.05
4	1410 Administration	151,234.61	151,234.61	151,234.61	148,600.49
5	1411 Audit	2,000.00	2,000.00	2,000.00	2,000.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	58,771.00	58,771.00	58,771.00	20,450.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	115,434.23	118,179.23	118,179.23	118,180.03
10	1460 Dwelling Structures	1,217,836.87	1,217,836.87	1,220,581.87	638,832.31
11	1465.1 Dwelling Equipment—Nonexpendable	10,669.00	10,669.00	10,669.00	6,391.24
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	77,009.25	77,009.25	77,009.25	50,069.16
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00

Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I:
Summary**

PHA Name: Housing Authority of the City of Greenville, SC	Grant Type and Number Capital Fund Program Grant No: SC16P00450101 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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☐ Original Annual Statement ☐ Reserve for Disasters/ Emergencies ☐ Revised Annual Statement (revision no:)
☐ Performance and Evaluation Report for Period Ending: ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
19	1501 Collateralization or Debt Service	0.00	0.00	0.00	0.00
20	1502 Contingency	0.00	0.00	0.00	0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$1,920,491.00	\$1,920,491.00	\$1,920,491.00	\$1,081,433.28
22	Amount of line 21 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 21 Related to Section 504 compliance	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 21 Related to Security – Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of Line 21 Related to Security – Hard Costs	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00
26	Amount of line 21 Related to Energy Conservation Measures	\$25,300.00	\$25,000.00	\$25,000.00	\$25,000.00

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Greenville, SC		Grant Type and Number Capital Fund Program Grant No: SC16P00450101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<i>HA Wide</i>	<i>Operations</i>	<i>1406</i>		<i>\$180,810.00</i>	<i>\$180,810.00</i>	<i>\$180,810.00</i>	<i>\$2,335.00</i>	<i>In process</i>
HA Wide Mgmt. Improvements	Staff Training	1408		\$25,000.00	\$25,000.00	\$25,000.00	\$17,594.01	In process
	Resident Training	1408		57,909.09	57,909.09	57,909.09	57,909.09	Complete
	Voice Mail	1408		21,071.95	21,071.95	21,071.95	21,071.95	Complete
	<i>Total 1408</i>			<i>\$103,981.04</i>	<i>\$103,981.04</i>	<i>\$103,981.04</i>	<i>\$96,575.05</i>	<i>In process</i>
HA Wide Administration	Salaries	1410		\$109,138.26	\$109,138.26	\$109,138.26	\$109,138.26	Complete
	Legal Expenses	1410		2,000.00	2,000.00	2,000.00	0.00	In process
	Employee Benefits	1410		31,188.55	31,188.55	31,188.55	31,413.15	In process
	Travel	1410		5,000.00	5,000.00	5,000.00	1,936.75	In process
	Publications	1410		473.58	473.58	473.58	473.95	Complete
	Sundry	1410		3,434.22	3,434.22	3,434.22	3,638.38	Complete
	<i>Total 1410</i>			<i>\$151,234.61</i>	<i>\$151,234.61</i>	<i>\$151,234.61</i>	<i>\$146,600.49</i>	<i>In process</i>
<i>HA Wide</i>	<i>Audit</i>	<i>1411</i>		<i>\$2,000.00</i>	<i>\$2,000.00</i>	<i>\$2,000.00</i>	<i>\$2,000.00</i>	<i>Complete</i>
HA Wide	A & E Fees	1430		\$22,350.00	\$22,350.00	\$22,350.00	\$20,450.00	In process
	Consultant Fees	1430		36,412.00	36,421.00	36,421.00	0.00	In process
	Total 1430			\$58,771.00	\$58,771.00	\$58,771.00	\$20,450.00	In process

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Greenville, SC		Grant Type and Number Capital Fund Program Grant No: SC16P00450101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide	Health/Safety Issues	1460		\$79,146.33	\$79,146.33	\$79,146.33	\$79,846.93	Complete
	Security/Crime	1460		11,217.30	11,217.30	11,217.30	11,217.30	Complete
	Non-routine vacancy repairs	1460		24,473.65	24,473.65	24,473.65	24,473.65	Complete
	Occupied paint	1460		20,318.57	20,318.57	20,318.57	20,318.57	Complete
	Non-routine PM repairs	1460		123,155.79	123,155.79	123,155.79	123,155.79	Complete
	Vacancy reduction	1460		7,750.00	7,750.00	7,750.00	7,750.00	Complete
	HOPE VI leverage	1460		200,000.00	200,000.00	200,000.00	200,000.00	Complete
	<i>Total 1460</i>			<i>\$466,061.64</i>	<i>\$466,061.64</i>	<i>\$466,061.64</i>	<i>\$466,762.24</i>	<i>Complete</i>
HA Wide	Appliances	1465		\$10,669.00	\$10,669.00	\$10,669.00	\$6,391.24	In process
HA Wide	Vehicle replacement	1475		\$27,009.25	\$27,009.25	\$27,009.25	\$27,009.50	Complete
	Computer hardware/software	1475		50,000.00	50,000.00	50,000.00	23,059.66	In process
	<i>Total 1475</i>			<i>\$77,009.25</i>	<i>\$77,009.25</i>	<i>\$77,009.25</i>	<i>\$50,069.16</i>	<i>In process</i>
SC 4-1 Brook Haven	Erosion control	1450		\$3,834.06	\$3,834.06	\$3,834.06	\$3,834.06	Complete
	<i>Total 1450</i>			<i>\$3,834.06</i>	<i>\$3,834.06</i>	<i>\$3,834.06</i>	<i>\$3,834.06</i>	<i>Complete</i>
	Pressure wash units	1460		\$2,800.00	\$2,800.00	\$2,800.00	\$2,800.00	Complete
	<i>Total 1460</i>			<i>\$2,800.00</i>	<i>\$2,800.00</i>	<i>\$2,800.00</i>	<i>\$2,800.00</i>	<i>Complete</i>
	Total SC 4-1			\$6,634.06	\$6,634.06	\$6,634.06	\$6,634.06	Complete

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Greenville, SC		Grant Type and Number Capital Fund Program Grant No: SC16P00450101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
SC 4-3 Jesse Jackson	Erosion control	1450		\$ 8,602.50	\$8,602.50	\$ 8,602.50	\$ 8,602.50	Complete
	Crosstie removal	1450		830.00	825.00	825.00	825.00	Complete
	Improve signage	1450		5,856.00	5,856.00	5,856.00	5,856.80	Complete
	Improve parking	1450		0.00	0.00	0.00	0.00	Deleted
	<i>Total 1450</i>			<i>\$15,288.50</i>	<i>\$15,283.50</i>	<i>\$15,283.50</i>	<i>\$15,284.30</i>	<i>Complete</i>
	Roof repair	1460		\$1,290.00	\$8,775.30	\$8,775.30	\$8,775.00	Complete
	<i>Total 1460</i>			<i>\$1,290.00</i>	<i>\$8,775.30</i>	<i>\$8,775.30</i>	<i>\$8,775.00</i>	<i>Complete</i>
	Total SC 4-3			\$16,578.50	\$24,058.80	\$24,058.80	\$24,059.30	Complete
SC 4-5 Scott Towers	Cart storage	1450		\$650.00	\$650.00	\$650.00	\$650.00	Complete
	<i>Total 1450</i>			<i>\$650.00</i>	<i>\$650.00</i>	<i>\$650.00</i>	<i>\$650.00</i>	<i>Complete</i>
	Install water saving devices	1460		\$1,600.00	\$1,600.00	\$1,600.00	\$0.00	In process
	Paint interior doors	1460		3,958.48	3,958.48	3,958.48	3,958.48	Complete
	<i>Total 1460</i>			<i>\$5,558.48</i>	<i>\$5,558.48</i>	<i>\$5,558.48</i>	<i>\$3,958.48</i>	<i>In process</i>
	Total SC 4-5			\$6,208.48	\$6,208.48	\$6,208.48	\$4,608.48	In process

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Greenville, SC		Grant Type and Number Capital Fund Program Grant No: SC16P00450101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
SC 4-6 Westview Homes	Dumpster screening	1450		\$ 191.17	\$ 191.17	\$ 191.17	\$ 191.17	Complete
	Hose bibs	1450		21,904.91	21,904.91	21,904.91	21,904.91	Complete
	<i>Total 1450</i>			<i>\$22,096.08</i>	<i>\$22,096.08</i>	<i>\$22,096.08</i>	<i>\$22,096.08</i>	<i>Complete</i>
	Vinyl siding replacement	1460		\$ 15,270.79	\$ 15,270.79	\$ 15,270.79	\$ 15,270.79	Complete
	Install new HVAC/upgrade electrical	1460		573,292.25	573,292.25	573,292.25	125,057.65	In process
	Install kitchen cabinets	1460		97,241.99	87,011.69	87,011.69	0.00	In process
	<i>Total 1460</i>			<i>\$685,805.03</i>	<i>\$675,574.73</i>	<i>\$675,574.73</i>	<i>\$140,328.44</i>	<i>In process</i>
	Total SC 4-6			\$707,901.11	\$697,670.81	\$697,670.81	\$162,424.52	
SC 4-7 Chamlee Ct.	Erosion control	1450		\$ 4,138.00	\$ 4,138.00	\$ 4,138.00	\$ 4,138.00	Complete
	Dumpster screening	1450		2,147.80	2,147.80	2,147.80	2,147.80	Complete
	<i>Total 1450</i>			<i>\$6,285.80</i>	<i>\$6,285.80</i>	<i>\$6,285.80</i>	<i>\$6,285.80</i>	<i>Complete</i>
	Improve unit ID	1460		\$ 4,999.65	\$ 4,999.65	\$ 4,999.65	\$ 4,999.65	Complete
	Install doorbells	1460		3,273.50	3,273.50	3,273.50	3,273.50	Complete
	Porch/deck repair	1460		33,813.57	33,813.57	33,813.57	0.00	In process
	<i>Total 1460</i>			<i>\$42,086.72</i>	<i>\$42,086.72</i>	<i>\$42,086.72</i>	<i>\$8,723.15</i>	<i>In process</i>
	Total SC 4-7			\$48,372.52	\$48,372.52	\$48,372.52	\$14,558.95	In process

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Greenville, SC		Grant Type and Number Capital Fund Program Grant No: SC16P00450101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
SC 4-9 Garden Apts.	Erosion control	1450		\$ 3,050.00	\$ 3,050.00	\$ 3,050.00	\$ 3,050.00	Complete
	Sidewalk repair	1450		1,950.00	1,950.00	1,950.00	1,950.00	Complete
	Renovate elevator cabs	1450		1,850.00	1,850.00	1,850.00	1,850.00	Complete
	Common area furniture	1450		434.60	434.60	434.60	434.60	Complete
	Install tables/benches	1450		4,048.29	4,048.29	4,048.29	4,048.29	Complete
	Repair/replace A/C in common areas	1450		21,566.40	21,566.40	21,566.40	21,566.40	Complete
	Install new window screens	1450		2,498.27	2,498.27	2,498.27	2,498.27	Complete
	<i>Total 1450</i>			<i>\$35,397.56</i>	<i>\$35,397.56</i>	<i>\$35,397.56</i>	<i>\$35,397.56</i>	<i>Complete</i>
	Total SC 4-9			\$35,397.56	\$35,397.56	\$35,397.56	\$35,397.56	Complete
SC 4-12 Scattered Sites 1	Install A/C units	1450		\$15,518.26	\$18,268.26	\$15,268.26	\$18,268.26	Complete
	<i>Total 1450</i>			<i>\$15,518.26</i>	<i>\$18,268.26</i>	<i>\$18,268.26</i>	<i>\$18,268.26</i>	<i>Complete</i>
	Repair/replace flooring	1460		\$1,950.00	\$1,950.00	\$1,950.00	\$1,950.00	Complete
	<i>Total 1460</i>			<i>\$1,950.00</i>	<i>\$1,950.00</i>	<i>\$1,950.00</i>	<i>\$1,950.00</i>	<i>Complete</i>
	Total SC 4-12			\$17,468.26	\$20,218.26	\$20,217.26	\$20,218.26	Complete

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Greenville, SC			Grant Type and Number Capital Fund Program Grant No: SC16P00450101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
SC 4-20 Scattered Sites 2	Erosion control	1450		\$ 4,550.00	\$ 4,550.00	\$ 4,550.00	\$ 4,550.00	Complete
	Install A/C units	1450		5,129.96	5,129.97	5,129.97	5,129.97	Complete
	<i>Total 1450</i>			<i>\$9,679.97</i>	<i>\$9,679.97</i>	<i>\$9,679.97</i>	<i>\$9,679.97</i>	<i>Complete</i>
	Repair/replace flooring	1460		\$10,000.00	\$10,000.00	\$10,000.00	\$1,000.00	In process
	<i>Total 1460</i>			<i>\$10,000.00</i>	<i>\$10,000.00</i>	<i>\$10,000.00</i>	<i>\$1,000.00</i>	<i>In process</i>
	Total SC 4-20			\$19,679.97	\$19,679.97	\$19,679.97	\$10,679.97	In process
SC 4-22 Scattered Sites 3	Install A/C units	1450		\$ 6,684.00	\$ 6,684.00	\$ 6,684.00	\$ 6,684.00	Complete
	<i>Total 1450</i>			<i>\$ 6,684.00</i>	<i>\$ 6,684.00</i>	<i>\$ 6,684.00</i>	<i>\$ 6,684.00</i>	<i>Complete</i>
	Repair/replace roofs	1460		\$ 450.00	\$ 450.00	\$ 450.00	\$ 405.00	Complete
	Repair/replace flooring	1460		4,580.00	4,580.00	4,580.00	4,580.00	Complete
	<i>Total 1460</i>			<i>\$5,030.00</i>	<i>\$5,030.00</i>	<i>\$5,030.00</i>	<i>\$4,985.00</i>	<i>Complete</i>
	Total SC 4-22			\$11,714.00	\$11,714.00	\$11,714.00	\$11,669.00	Complete
	<i>Total SC16P00450101</i>			<i>\$1,920,491.00</i>	<i>\$1,920,491.00</i>	<i>\$1,920,491.00</i>	<i>\$1,081,433.28</i>	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part III: Implementation Schedule

PHA Name: Housing Authority of the City of Greenville, SC		Grant Type and Number Capital Fund Program No: SC16P00450101 Replacement Housing Factor No:					Federal FY of Grant: 2001
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Operations	06/30/03			03/31/04			No change
Staff training	06/30/03			03/31/04			
Resident training	06/30/03			03/31/04			
Administration	06/30/03			03/31/04			
Audit Costs	06/30/03			03/31/04			
A & E Services	06/30/03			03/31/04			
HA wide – health/safety	06/30/03			03/31/04			
HA wide – security	06/30/03			03/31/04			
HA wide – non-routine PM	06/30/03			03/31/04			
HA wide non-routine vacancy	06/30/03			03/31/04			
HA wide occupied paint	06/30/03			03/31/04			
HA wide vacancy reduction	06/30/03			03/31/04			
HOPE VI leveraged funds	06/30/03			03/31/04			
HA wide appliances	06/30/03			03/31/04			
Computer hard/software	06/30/03			03/31/04			
SC 4-1 Brook Haven	06/30/03			03/31/04			
SC 4-3 Jesse Jackson	06/30/03			03/31/04			
SC 4-5 Scott Towers	06/30/03			03/31/04			
SC 4-6 Westview Homes	06/30/03			03/31/04			
SC 4-9 Garden Apts.	06/30/03			03/31/04			
SC 4-12 Scattered Sites 1	06/30/03			03/31/04			
SC 4-20 Scattered Sites 2	06/30/03			03/31/04			
SC 4-22 Scattered Sites 3	06/30/03						

CAPITAL FUND PROGRAM TABLES

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of Greenville, SC		Grant Type and Number Capital Fund Program Grant No: SC16P004501-02 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
2	1406 Operations	140,000.00	140,000.00	1,999.20	1,999.20
3	1408 Management Improvements	50,000.00	50,000.00	7,736.77	7,736.77
4	1410 Administration	147,500.00	147,500.00	30,994.78	30,994.78
5	1411 Audit	2,000.00	2,000.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	35,000.00	35,000.00	0.00	0.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	275,000.00	275,000.00	201,206.72	1,206.72
10	1460 Dwelling Structures	710,726.00	710,726.00	301,032.21	203,587.21
11	1465.1 Dwelling Equipment—Nonexpendable	5,000.00	5,000.00	0.00	0.00
12	1470 Nondwelling Structures	38,000.00	38,000.00	6,705.00	6,705.00
13	1475 Nondwelling Equipment	40,000.00	40,000.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1501 Collateralization or Debt Service	0.00	0.00	0.00	0.00

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of Greenville, SC		Grant Type and Number Capital Fund Program Grant No: SC16P004501-02 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$1,443,226.00	\$1,443,226.00	\$549,675.00	\$252,229.68
22	Amount of line 21 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 21 Related to Section 504 compliance	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 21 Related to Security – Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of Line 21 Related to Security – Hard Costs	\$145,000.00	\$145,000.00	\$0.00	\$0.00
26	Amount of line 21 Related to Energy Conservation Measures	\$330,445.00	\$330,445.00	\$103,235.00	\$0.00

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Greenville, SC		Grant Type and Number Capital Fund Program Grant No: SC16P004501-02 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<i>HA Wide</i>	<i>Operations</i>	<i>1406</i>		<i>\$140,000.00</i>	<i>\$140,000.00</i>	<i>\$1,999.20</i>	<i>\$1,999.20</i>	<i>In process</i>
HA Wide Mgmt. Improvements	Staff Training	1408		\$25,000.00	\$25,000.00	\$4,487.46	\$4,487.46	In process
	Resident Training	1408		25,000.00	25,000.00	3,249.31	3,249.31	In process
	<i>Total 1408</i>			<i>\$50,000.00</i>	<i>\$50,000.00</i>	<i>\$7,736.77</i>	<i>\$7,736.77</i>	<i>In process</i>
HA Wide Administration	Salaries	1410		\$100,000.00	\$100,000.00	\$21,415.95	\$21,415.95	In process
	Legal Expenses	1410		2,000.00	2,000.00	0.00	0.00	In process
	Employee Benefits	1410		30,000.00	30,000.00	5,106.81	5,106.81	In process
	Travel	1410		7,000.00	7,000.00	345.53	345.53	In process
	Publications	1410		500.00	500.00	624.53	624.53	Complete
	Sundry	1410		3,000.00	3,000.00	2,295.82	2,295.82	In process
	Office Furniture	1410		5,000.00	5,000.00	1,206.14	1,206.14	In process
	<i>Total 1410</i>			<i>\$147,500.00</i>	<i>\$147,500.00</i>	<i>\$30,994.78</i>	<i>\$30,994.78</i>	<i>In process</i>
<i>HA Wide</i>	<i>Audit</i>	<i>1411</i>		<i>\$2,000.00</i>	<i>\$2,000.00</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>In process</i>
HA Wide	A & E Fees	1430		\$20,000.00	\$20,000.00	\$0.00	\$0.00	In process
	Consultant Fees	1430		15,000.00	15,000.00	0.00	0.00	In process
	<i>Total 1430</i>			<i>\$35,000.00</i>	<i>\$35,000.00</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>In process</i>

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Greenville, SC		Grant Type and Number Capital Fund Program Grant No: SC16P004501-02 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide	Health/Safety Issues	1460		\$ 25,000.00	\$ 25,000.00	\$ 1,256.72	\$ 1,256.72	In process
	Security/Crime	1460		15,000.00	15,000.00	0.00	0.00	In process
	Non-routine vacancy repairs	1460		15,000.00	15,000.00	2,525.00	2,525.00	In process
	Occupied paint	1460		25,000.00	25,000.00	600.00	600.00	In process
	Non-routine PM repairs	1460		97,281.00	97,281.00	6,797.09	6,797.09	In process
	HOPE VI leverage	1460		200,000.00	200,000.00	167,412.73	167,412.73	In process
	<i>Total 1460</i>			<i>\$377,281.00</i>	<i>\$377,281.00</i>	<i>\$178,591.54</i>	<i>\$178,591.54</i>	<i>In process</i>
HA Wide	Appliances	1465		\$5,000.00	\$5,000.00	\$0.00	\$0.00	In process
HA Wide	Vehicle replacement	1475		\$20,000.00	\$20,000.00	\$0.00	\$0.00	In process
	Computer hardware/software	1475		20,000.00	20,000.00	0.00	0.00	In process
	<i>Total 1475</i>			<i>\$40,000.00</i>	<i>\$40,000.00</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>In process</i>
SC 4-1 Brook Haven	Erosion control	1450		\$5,000.00	\$5,000.00	\$800.00	\$800.00	In process
	Total SC 4-1			\$5,000.00	\$5,000.00	\$800.00	\$800.00	In process
SC 4-3 Jesse Jackson	Maintenance Shop Repairs	1470		\$38,000.00	\$38,000.00	\$6,705.00	\$6,705.00	In process
	Total SC 4-3			\$38,000.00	\$38,000.00	\$6,705.00	\$6,705.00	In process

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Greenville, SC			Grant Type and Number Capital Fund Program Grant No: SC16P004501-02 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
SC 4-5 Scott Towers	Upgrade life safety systems	1450		\$100,000.00	\$100,000.00	\$100,000.00	\$106.72	In process
	Replace elevator	1450		100,000.00	100,000.00	100,000.00	0.00	In process
	<i>Total 1450</i>			<i>\$200,000.00</i>	<i>\$200,000.00</i>	<i>\$106.72</i>	<i>\$106.72</i>	<i>In process</i>
	Window replacement as needed			\$40,000.00	\$40,000.00	\$0.00	\$0.00	In process
	<i>Total 1460</i>			<i>\$40,000.00</i>	<i>\$40,000.00</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>In process</i>
	Total SC 4-5			\$240,000.00	\$240,000.00	\$106.72	\$106.72	In process
SC 4-6 Westview Homes	Improve insulation in units	1460		\$75,000.00	\$75,000.00	\$0.00	\$0.00	Not started
	Install new HVAC systems	1460		97,445.00	97,445.00	97,445.00	0.00	In process
	Total SC 4-6			\$172,445.00	\$172,445.00	\$0.00	\$0.00	In process
SC 4-7 Chamlee Ct.	Erosion control	1450		\$5,000.00	\$5,000.00	\$0.00	\$0.00	In process
	<i>Total 1460</i>			<i>\$5,000.00</i>	<i>\$5,000.00</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>In process</i>
	Repair bathroom floors as needed	1460		\$46,000.00	\$46,000.00	\$19,206.00	\$19,206.00	In process
	Install mini-blinds in units	1460		35,000.00	35,000.00	4,058.78	4,058.78	Complete
	Replace plumbing fixtures	1460		10,000.00	10,000.00	1,525.89	1,525.89	In process
	<i>Total 1460</i>			<i>\$91,000.00</i>	<i>\$91,000.00</i>	<i>\$24,790.67</i>	<i>\$24,790.67</i>	<i>In process</i>
	Total SC 4-7			\$96,000.00	\$96,000.00	\$24,790.67	\$24,790.67	In process

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Housing Authority of the City of Greenville, SC		Grant Type and Number Capital Fund Program Grant No: SC16P004501-02 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
SC 4-9 Garden Apts.	Common area furniture	1450		\$ 5,000.00	\$ 5,000.00	\$0.00	\$0.00	Not started
	Install handrails in hallways	1450		30,000.00	30,000.00	0.00	0.00	In process
	Total SC 4-9			\$35,000.00	\$35,000.00	\$0.00	\$0.00	In process
SC 4-12 Scattered Sites 1	Erosion control	1450		\$5,000.00	\$5,000.00	\$0.00	\$0.00	Not started
	Pressure wash units	1450		5,000.00	5,000.00	0.00	0.00	Not started
	<i>Total 1450</i>			<i>\$10,000.00</i>	<i>\$10,000.00</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>Not started</i>
	Install A/C in units	1460		\$10,000.00	\$10,000.00	\$0.00	\$0.00	In process
	<i>Total 1460</i>			<i>\$10,000.00</i>	<i>\$10,000.00</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>In process</i>
	Total SC 4-12			\$20,000.00	\$20,000.00	\$0.00	\$0.00	In process
SC 4-20 Scattered Sites 2	Erosion control	1450		\$5,000.00	\$5,000.00	\$300.00	\$300.00	In process
	Pressure wash units	1450		5,000.00	5,000.00	0.00	0.00	Not started
	<i>Total 1450</i>			<i>\$10,000.00</i>	<i>\$10,000.00</i>	<i>\$300.00</i>	<i>\$300.00</i>	<i>In process</i>
	Install A/C in units	1460		\$10,000.00	\$10,000.00	\$0.00	\$0.00	Not started
	<i>Total 1460</i>			<i>\$10,000.00</i>	<i>\$10,000.00</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>Not started</i>
	Total SC 4-20			\$20,000.00	\$20,000.00	\$300.00	\$300.00	In process

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Greenville, SC			Grant Type and Number Capital Fund Program Grant No: SC16P004501-02 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
SC 4-22 Scattered Sites 3	Erosion control	1450		\$5,000.00	\$5,000.00	\$0.00	\$0.00	Not started
	Pressure wash units	1450		5,000.00	5,000.00	0.00	0.00	Not started
	<i>Total 1450</i>			<i>\$10,000.00</i>	<i>\$10,000.00</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>Not started</i>
	Install A/C in units	1460		\$10,000.00	\$10,000.00	\$205.00	\$205.00	In process
	<i>Total 1460</i>			<i>\$10,000.00</i>	<i>\$10,000.00</i>	<i>\$205.00</i>	<i>\$205.00</i>	<i>In process</i>
	Total SC 4-22			\$20,000.00	\$20,000.00	\$205.00	\$205.00	In process
	<i>Total SC16P004501-02</i>			<i>\$1,443,226.00</i>	<i>\$1,443,226.00</i>	<i>\$549,675.00</i>	<i>\$252,239.68</i>	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part III: Implementation Schedule

PHA Name: Housing Authority of the City of Greenville, SC		Grant Type and Number Capital Fund Program No: SC16P00450101 Replacement Housing Factor No:				Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Operations	09/30/03			09/30/04			No change
Staff training	09/30/03			09/30/04			
Resident training	09/30/03			09/30/04			
Administration	09/30/03			09/30/04			
Audit Costs	09/30/03			09/30/04			
A & E Services	09/30/03			09/30/04			
HA wide – health/safety	09/30/03			09/30/04			
HA wide – security	09/30/03			09/30/04			
HA wide – non-routine PM	09/30/03			09/30/04			
HA wide non-routine vacancy	09/30/03			09/30/04			
HA wide occupied paint	09/30/03			09/30/04			
HOPE VI leveraged funds	09/30/03			09/30/04			
HA wide appliances	09/30/03			09/30/04			
Computer hard/software	09/30/03			09/30/04			
SC 4-1 Brook Haven	09/30/03			09/30/04			
SC 4-3 Jesse Jackson	09/30/03			09/30/04			
SC 4-5 Scott Towers	09/30/03			09/30/04			
SC 4-6 Westview Homes	09/30/03			09/30/04			
SC 4-9 Garden Apts.	09/30/03			09/30/04			
SC 4-12 Scattered Sites 1	09/30/03			09/30/04			
SC 4-20 Scattered Sites 2	09/30/03			09/30/04			
SC 4-22 Scattered Sites 3	09/30/03			09/30/04			